



City of Seattle
Seattle Department of Construction and Inspections
Engineering Services

JON R O'HARE
17479 7TH AVE SW
NORMANDY PARK, WA 98166

Re: Project #6508387-CN

Correction Notice #3

Review Type ECA GEOTECH
Project Address 423 2ND AV ET S
SEATTLE, WA 98104
Contact Email JON@PERMITCNW.COM
SDCI Reviewer Claire Gibson
Reviewer Phone
Reviewer Email Claire.Gibson@seattle.gov
Owner BRITTNEY SHULMAN

Date February 11, 2021
Contact Phone (425) 301-9541

Address Seattle Department of Construction and
Inspections
700 Fifth Ave
Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Plan set reviewed: 6508387-CN_PERMITSET_COMBINED - revised 1_11_21 uploaded on 1/12/2021.

Applicant Instructions

Please see the attached flyer to learn "[How to Respond to a SDCI Correction Notice](#)".

If the 3-step process outlined in the aforementioned document is not followed, it is likely that there will be a delay in permit issuance and there is a potential for penalty fees.

Please note that SDCI Geotechnical Engineering Section performs geotechnical/ECA review at SDCI's hourly rate, and this charge is in addition to value-based permit fees collected at intake and permit issuance. SDCI charges the hourly rates for the reviewer's time spent on plan and document review as well as email and telephone correspondence.

Additional information used to develop the correction items below is provided in the following sections.

Codes Reviewed

This project has been reviewed for conformance with the following codes: 2012 Seattle Building Code (SBC); Grading Code; Environmentally Critical Areas Regulations (ECA).

Applicant Instructions

Project Description: "Establish use as hotel and construct substantial alterations for a mixed use building, occupy per plan."

Corrections

1. SMC 22.170.080 C. Repeated item. We require a recorded Peat Settlement-Prone Area Covenant prior to issuance of this permit application. You can find the blank covenant and instructions here:

<http://www.seattle.gov/Documents/Departments/SDCI/Forms/PeatSettlementProneAreaCovenant.pdf>

For your response to this correction item, upload a draft of the **unsigned** and **unrecorded** covenant for the reviewer to check. Upload the covenant as a separate document from the plan set and write "Draft Peat Settlement-Prone Area Covenant" in the description. Include information on which signature page you intend to use, the name(s) of the people who will sign, and their relationship to the property (e.g. Owner, Governor of LLC).

The reviewer will check the draft covenant during the next review cycle, and will either (1) provide review comments on the covenant through a new correction notice or (2) give you notice that you can record the covenant with the King County Recorder's Office.

Please do not record the document until after the SDCI reviewer has checked your draft. If there are errors in it, you will need to record a corrected document.

Please contact the reviewer above if you wish to negotiate the language of this covenant with the Seattle Law Department.

2. SMC 22.170.130. Repeated item - the uploaded form names Mayes Testing Engineers as the Geotechnical SI. Please revise to be GeoEngineers, or submit information detailed below to change the geotechnical engineer of record.

Nominate a geotechnical engineering firm on the enclosed SDCI Geotechnical Special Inspections Schedule form. This form must be signed by the owner or owner's representative; the form cannot be signed by the contractor nor the geotechnical engineer.

The Inspection Agency must be the same engineer/firm that prepared the geotechnical report. If the owner nominates a different engineer/firm to act as the Geotechnical Special Inspector, the new engineer must review the original geotechnical report and submit a letter indicating a review was performed, along with a statement of agreement with the evaluation and provisions contained in the report. If the new engineer does not agree with aspects of the report, rebuttal evaluations and recommendations must be included in the review letter. The plans must be revised accordingly and submitted to SDCI for review. Please do not fill in special inspection items on the enclosed form.

Requests for changes of Special Inspection Agency that occur during plan review should be submitted with corrected plans. If the request occurs after permit issuance, send the materials to jerry.abson@seattle.gov.

☐ Revised Schedule

☐ Addition to Previous Schedule

☒ 2012 SEBC Prescriptive



SDCI Geotechnical Inspections Schedule

Project Number 6508387-CN

Date 2/11/2021 12:44 PM

Project Address 423 2ND AV ET S
SEATTLE, WA 98104

SDCI Plan Examiner Chloe Barker

Architect
Engineer

Architect Phone
Engineer Phone

Prior to issuance of a building permit, the owner or owner's agent shall appoint an inspection agency and shall sign and submit this form to the building official.

Property Owner or Owner's Agent Signature

I hereby certify that the geotechnical engineer named below has been engaged to perform the special inspections outlined below as required by the Seattle Building Code. It is the responsibility of the owner or the owner's designee to notify the inspection agency in a timely manner when the inspections listed below are required.

Signature Title Date Phone

Geotechnical Engineering Firm Name

Geotechnical Engineering Firm Phone

Required Special Inspections

Inspection Type	Description
1. Micropile Installation & Test	
2. Pin Pile Installation	3-inch-diameter
3. Pin Pile Installation Load Test	3-inch-diameter

Call (206) 684-8860 to schedule a pre-construction conference before the start of construction

☐ Revised Schedule

☐ Addition to Previous Schedule

☒ 2012 SEBC Prescriptive



SDCI Statement of Structural Special Inspection

Project Number 6508387-CN

Date 2/11/2021 12:44 PM

Project Address 423 2ND AV ET S
SEATTLE, WA 98104

SDCI Plan Examiner Chloe Barker

Architect
Engineer

Architect Phone
Engineer Phone

Prior to issuance of a building permit, the owner, architect, or engineer acting on behalf of the owner shall appoint an inspection agency and shall sign and submit this form to the building official.

Property Owner, Architect, or Engineer Signature

I hereby certify that the engineering firm and inspection agency named below has been engaged to perform the special inspections outlined below as required by the Seattle Building Code. It is the responsibility of the owner or the owner's designee to notify the inspection agency in a timely manner when the inspections listed below are required.

Signature	Title	Date	Phone
MAYES TESTING ENGINEERS, A TERRACON COMPANY		(425) 742-9360	
Inspection Agency Name		Inspection Agency Phone	

Required Special Inspections

Inspection Type	Description
1. Cold Formed Steel Framing	
2. Epoxy Grouting	
3. Reinforced Concrete - Cip	
4. Mechanical Anchor Bolt Installation	
5. Structural Steel Erection	
6. Structural Steel Fabrication	
7. Steel Seismic Resistance System	

Call (206) 684-8860 to schedule a pre-construction conference before the start of construction

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SDCI Statement of Structural Observation

Project Number 6508387-CN

Date 2/11/2021 12:44 PM

Project Address 423 2ND AV ET S
SEATTLE, WA 98104

SDCI Plan Examiner Chloe Barker

Architect
Engineer

Architect Phone
Engineer Phone

Prior to issuance of a building permit, the owner, architect, or engineer acting on behalf of the owner shall appoint an engineering firm to provide structural observation and shall sign and submit this form to the building official.

Property Owner, Architect, or Engineer Signature

I hereby certify that the engineering firm named below has been engaged to perform structural observation required by the Seattle Building Code. It is the responsibility of the owner or the owner's designee to notify the observer in a timely manner when observation is required.

Signature	Title	Date	Phone
Swenson Say Faget			(206) 956-3732
Structural Observation Firm Name			Structural Observation Firm Phone

Call (206) 684-8860 to schedule a pre-construction conference before the start of construction